

02 AUG 15 PM 3:06

After Recording Return to:  
Mr. And Mrs. Derek Schuman

2434 Orchard  
Klamath Falls, OR. 97601

State of Oregon, County of Klamath  
Recorded 08/15/2002 3:06 p. m.  
Vol M02, Pg 46032-33  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
shall be sent to the address shown above.

**WARRANTY DEED**  
(INDIVIDUAL)

LEONARD A. LEWIS, herein called Grantor, convey(s) to DEREK SCHUMAN and PATRICIA SCHUMAN, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

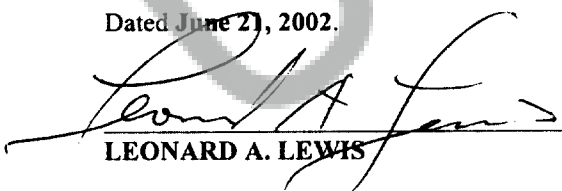
AND, Trust Deed, including the terms and provisions thereof, recorded March 20, 1997, in Book M-97 at page 8272, Klamath County Mortgage Records, in favor of Harry Aldridge and Audrey Aldridge, Trustees of the Aldridge Family Trust, which Trust Deed the Grantees herein do not agree to assume and pay and Grantor herein holds Grantees harmless therefrom and warrants that prior to, or at the time of payment in full of the All-inclusive Trust Deed between Grantor and Grantees which is being recorded immediately subsequent to the recording of this Deed, the said Trust Deed in favor of the Aldridge Family Trust will be paid in full.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$32,000.00.**  
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated June 21, 2002.

  
LEONARD A. LEWIS

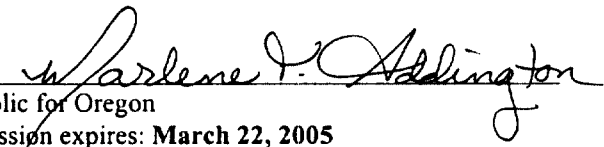
STATE OF OREGON, County of Klamath) ss.

On June 25, 2002 personally appeared the above named LEONARD A. LEWIS and acknowledged the foregoing instrument to be his voluntary act and deed.

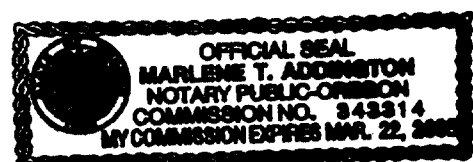
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00055238

Before me:   
Notary Public for Oregon  
My commission expires: March 22, 2005

Official Seal



26 A

## Exhibit A

## PARCEL 1:

All that portion of Lots 20 and 21, Resubdivision Plat of Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 21; thence West along the North line of Lot 21, 17 feet; thence Southwesterly at an angle of  $103^{\circ} 37'$  with Orchard Avenue 77 feet, more or less, to the Southwesterly line of Lot 21; thence Southeasterly 4.5 feet to the South corner of Lot 21; thence Southeasterly along Southwesterly line of Lot 20, 31 feet; thence Northeasterly at an angle of  $104^{\circ} 30'$  with Orchard Avenue 98.3 feet, more or less, to the North line of Lot 20; thence West 18 feet to the place of beginning.

## PARCEL 2:

Being all that portion of the strip of land contiguous to the Southeasterly 4.5 feet (Deed distance) of Lot 21 and the Southwesterly 31 feet (Deed distance) of Lot 20, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records and between the extensions of the boundary lines which subdivide the East portion of said Lot 21 and the West portion of said Lot 20 as described in the Warranty Deed dated September 20, 1974, recorded in Volume M-74 at Page 12453, Microfilm Records of Klamath County, Oregon, when extended to the centerline of that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, Deed Records of Klamath County, Oregon.

Unofficial Copy